

## 116 Deer Run Close SE Calgary, Alberta

MLS # A2285575



# \$899,900

<b>Division:</b>	Deer Run		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,844 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Double Garage Detached, Driveway, Re		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Re		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Built-in Features, Chandelier, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance		
<b>Inclusions:</b>	Basement electric oven, range, fridge, dishwasher, washer/dryer		

This stunning recently renovated home offers modern luxury and incredible versatility in a move-in-ready, high end finished package. Step inside to discover a fresh, contemporary interior featuring vaulted ceilings and a main floor laundry, and brand new flooring throughout that flows seamlessly from room to room. The heart of the home is the beautifully renovated kitchen, complete with sleek granite countertops and brand new stainless steel appliances. Upstairs you'll find 3 well appointed bedrooms with a loft off the primary overlooking the living room. All of this sits within a bright, open layout designed for today's lifestyle with a legal basement suite, with new windows and 2 spacious bedrooms, modern kitchen, and laundry for that mortgage helper. Additional highlights include a double detached HEATED garage, perfect for year-round comfort, vehicle protection, workshop space, or extra storage. Pride of ownership shows in every detail of this turn-key gem. Whether you're looking for a stylish primary residence or a smart investment opportunity, this home delivers modern upgrades, functionality, and future flexibility. 2 Decks, 2 new hot water tanks, 2 laundry facilities, 2 new exterior glass doors, new stucco, new fence, new concrete drive-way, new sod, and even the attic insulation is new! Don't miss your chance to own this beautifully refreshed property that's tucked in a quiet area of Deer Run yet close to all amenities. Schedule a showing today!